Housing Specialist <housingspecialist@homesforgood.org> Wed, Aug 6 at 8:38 AM
To: Sierra Carbary <sierracarbary@gmail.com>

Dear April,

Homes for Good does not get involved in legal disputes between tenants and their landlords. We refer tenants to Lane County Legal Aid, the Oregon Fair Housing Council, and the Springfield-Eugene Renters Association, all of which you can find online. To transfer your voucher, all you need to do is to give us a move-out notice, the date confirmed by the landlord, to begin the process. The process is as follows:

Housing Specialist <housingspecialist@homesforgood.org> Tue, Aug 5 at 2:28 PM
To: Sierra Carbary <sierracarbary@gmail.com>

Dear Faith,

In order to begin the transfer process, we need either a vacate date, or an undated mutual termination agreement between you and the landlord. The undated agreement says you are moving but does not give an exact date. Additionally, when you give a vacate date, we would verify the date with the landlord. We do this because we need to know when to stop housing assistance payments to the landlord. If you negotiate an undated mutual termination agreement with the landlord, please send us a copy of the agreement. We can supply you with an undated mutual termination form if you like.

Best,

Don B

Housing Specialist <housingspecialist@homesforgood.org> Tue, Aug 5 at 10:47 AM
To: Sierra Carbary <sierracarbary@gmail.com>
Cc: Krystina Shank <krystina@agcampushousing.com>

Good morning Sierra ,

Homes for Good has not received a move out notice that clarifies the last date you plan to be in possession of the unit. Please ensure any notice to vacate meets requirements of the rental agreement or provide our office a copy of the mutual termination agreement signed by both you and your landlord clarifying the last day you will be in possession of the unit.

Gmail

Sierra Carbary <sierracarbary@gmail.com>

1840 ONYX ALY HABITABILITY VERIFICATION, EXPLANATION OF 0 RECORDS OR PERMITS, & CLARIFICATION OF INTENDED USE.

Kim Lucas <klucas@homesforgood.org> Mon, Jul 14 at 9:09 AM
To: Lane County Tax Assessor <Assessor@lanecountyor.gov>, Sierra Carbary <sierracarbary@gmail.com>, Eugene Planning <Planning@ci.eugene.or.us>, Eugene Inspection Support <InspectionSupport@ci.eugene.or.us>, Eugene PDD Code Compliance Inspectors <CodeCompliance@ci.eugene.or.us>
Cc: krystina@agcampushousing.com <krystina@agcampushousing.com>, info@paradigmpropertiesnw.com <info@paradigmpropertiesnw.com>

Hello-

Going forward - Please email documents to paperwork@homesforgood.org , fax to 541-682-3411 or drop off at our office located at 100 W 13th Avenue, Eugene, OR 97401. If you have questions, please email housingspecialist@homesforgood.org

Subject: Formal Request for HUD Inspection – Unremediated Code Violations and Habitability Failures

[EXTERNAL]

Jacob, a new contact was submitted on 07/27/2025 18:02:15 from the Homes for Good website.

Submitter's Name:	**Sierra V Carbary**
Submitter's Email Address:	sierracarbary@gmail.com
Contact Subject:	**Formal Request for HUD Inspection – Unremediated Code Violations and Habitability Failures**

On Jul 31, 2025, at 4:32 PM, Housing Specialist <housingspecialist@homesforgood.org> wrote:

Dear Sierra,

Thank you for your submission. Our records show we conducted an HQS inspection on 11/15/22. The inspection report shows that the landlord needed to replace a GFC(outlet in the kitchen and install light bulbs in the vanity light fixture. Other than those two items, the unit passed the HQS inspection. The unit would be due for another inspection in November.

Under 24 CFR § 982.405, Public Housing Authorities (PHAs)—including Homes for Good in Lane County—are required to:

"***Periodic inspection.*** In addition to the inspections required prior to execution of the Contract, the PHA must inspect or cause to be inspected the contract units in accordance with the **physical inspection requirements under 24 CFR part 5, subpart G, at least annually**, and at such other times as may be necessary to assure that the Owner is meeting the obligations to maintain the units so they are compliant with 24 CFR part 5, subpart G, and to provide the agreed upon utilities and other services. **The PHA must take into account complaints and any other information coming to its attention in scheduling inspections.**"

Don Bucholtz <dbucholtz@homesforgood.org> Tue, Aug 5 at 3:05 PM
To: Carbary <sierracarbary@gmail.com>

Dear Sierra,

We received a website submission from you requesting a comprehensive energy audit for your unit. The S8 program does not conduct these. However, you can read about our weatherization program and contact them through this webpage: https://www.homesforgood.org/programs/weatherization/eligibility-details

On Aug 5, 2025, at 10:55 AM, WXN Intake <wxnintake@homesforgood.org> wrote:

Hi Sierra,

This email is to inform you that we received your application for our Weatherization Program. **We have placed your name on our Weatherization List as of July 23rd, 2025.**

Unfortunately, we cannot easily predict when you will be provided services due to the complexity of our funding and the variety of utility partnership we work with. *The waiting list for some of our utilities is only a few months whereas it may be as long a few years for another.*

From: **Sierra Carbary** sierracarbary@gmail.com
Subject: **Requesting clarification and elaboration**
Date: **Aug 5, 2025 at 12:40:16 PM**
To: **Intake WXN** wxnintake@homesforgood.org
Bcc: **sierracarbary@gmail.com**

Transparency in funding streams:
Under **Weatherization Program Notice 22-9**, agencies managing multiple funding sources (like utility partnerships) are expected to clearly distinguish how each stream is used and what flexibility it offers.
That means you should be able to explain why one utility's waitlist is "months" and another's "years."

• Public reporting obligations:
Per **DOE regulations**, weatherization programs must follow federal standards for transparency and accountability. That includes reporting aggregate data and program operations in ways that shed light on public service delivery—without violating individual privacy.

• Eligibility clarity:
Oregon Housing and Community Services (OHCS) uses subgrantee agencies like Homes for Good to administer weatherization. These agencies are expected to contact eligible households and schedule audits—not defer eligibility checks until some vague future date A.

• **WRF (Weatherization Readiness Funds)**:
If a home is deferred due to structural or health issues, WRF guidance under **Notice 24-9** requires agencies to track and report why, and what repairs are needed to make the unit "weatherization ready." That's a paper trail they're obligated to maintain.

Hello,

As Homes for Good is a separate entity from H.U.D. we are unable to assist with code compliance or complaints related to property managers and the units they oversee. You may contact H.U.D. directly if you would like to initiate a complaint, or you can contact the Springfield Eugene Tenant Association for information on renters rights and interests.

Regards,

Front Desk | **HOMES FOR GOOD** | *Rent Assistance* | homesforgood.org

2) How do I file a complaint against my landlord or Public Housing Authority if I live in public housing or have a Housing Choice Voucher?

If you currently live in public housing or have a Housing Choice Voucher (formerly a Section 8 housing voucher), and have a complaint about your landlord or your housing unit, you should contact your Public Housing Authority (PHA) to help resolve your complaint.

To locate your local Public Housing Authority please visit the PHA Contact Information web page at https://www.hud.gov/contactus/public-housing-contacts

hud.gov

OR006	Housing Authority & Comm Svcs of Lane Co Phone: (541)682-3755 Fax: (541)682-3411 Email: jfox@homesforgood.org	100 W 13th Ave Eugene OR , 97401	Combined

From: Sierra Carbary sierracarbary@gmail.com
Subject: Re: Request for Direct Rental Assistance Routing — ADA + ERA Compliance
Date: Aug 4, 2025 at 2:18:03 PM
To: Assistance Rent rentassistance@homesforgood.org, jfox@homesforgood.org
Bcc: sierracarbary@gmail.com

Incorrect! HUD says YOU are directly responsible for responding to my weeks old complaint: